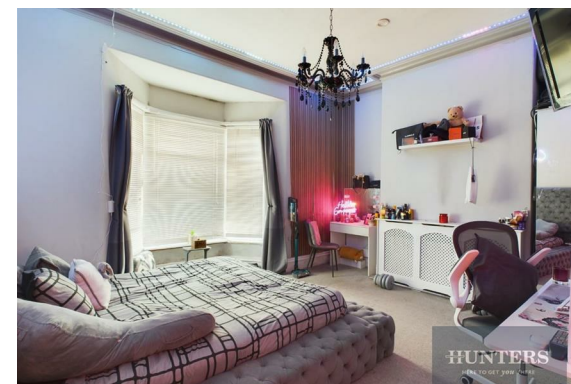




Newbury Street, Fulwell, Sunderland, Tyne & Wear, SR5 1NG

Offers In The Region Of £145,000



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DESCRIPTION

PLEASE VIEW FLOORPLAN * MID TERRACED COTTAGE * ONE BEDROOM AND TWO LOFT ROOMS * SPACIOUS THROUGHOUT * COUNCIL TAX BAND - A * FREEHOLD * EPC RATING - F *

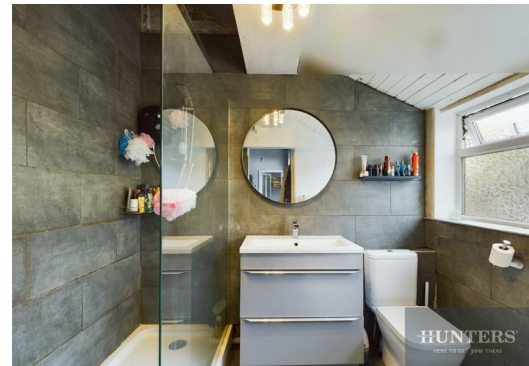
Nestled on Newbury Street in Fulwell, this charming terraced cottage presents an exceptional opportunity for those seeking a delightful home with potential. The property currently features one spacious bedroom, but with retrospective planning permission in place, it can be developed into a three-bedroom residence, making it ideal for a wide range of buyers.

Upon entering, you are welcomed into a generous open plan living and dining area, complete with a feature fireplace that adds a touch of warmth and character. The large kitchen boasts a range of units and a convenient breakfast bar, perfect for casual dining or entertaining guests. Adjacent to the kitchen, you will find a modern bathroom with a walk in shower, toilet and sink.

The property also benefits from a rear yard, which includes a decked area and ample room for a car with double rear gates and a brick built store for additional storage.

Location is key, and this cottage does not disappoint. It is conveniently situated just a stone's throw from the metro station and bus stops, ensuring easy access to the wider area. Families will appreciate the proximity to renowned schools, while the stunning coastline and a variety of local amenities are also within easy reach.

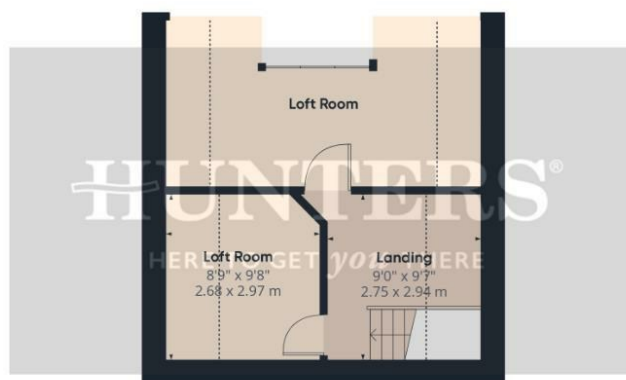
Viewing comes highly recommended !







Ground Floor



Floor 1

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

861.33 ft²
80.02 m²

Reduced headroom

53.56 ft²
4.98 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

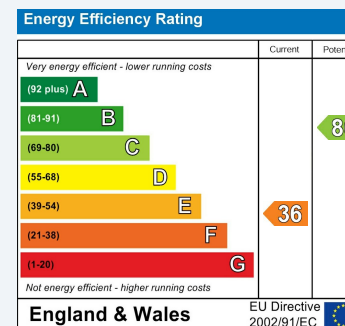
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.